98254629 | **Lot 31 Willow Way , Lincolnton, GA 30817** | **Active**
Land | **Lot # 31** | **Current Price: $69,999**



Sub-Type:	Residential Lot	**HOA:**	Yes
City Limits:	No	**HOA Annual Amt:**	$31.25
County:	Lincoln	**Zoning:**	R-1
Location Type:	Mainland	**Acres - Total:**	0.75
Lot #:	31	**Deed Restrictions:**	Yes
Marketing City:	Lincoln	**Lot Dimensions:**	182'x250'x100'x200'
Subdivision:	Eagle Pointe	**Lot SqFt:**	32,670
Elementary School:	Lincoln County	**Total Road Frontage:**	182
Middle School:	LINCOLN COUNTY	**Water Frontage:**	100
High School:	Lincoln County	**Waterfront:**	Yes
		Waterview:	Yes

Bldgs on Property: None; See Remarks
Current Use: Recreational; Residential; Single Family; Vacant; Other; See Remarks
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Conventional; Federal Land Bank; Lot Loan; Will Not Divide; None; Other; See Remarks
Fuel Tank: None
HOA: Association Fee 1/Year: 375; Association Name: Eagle Pointe

Fencing: None; See Remarks
HOA and Neigh Amenities: Boat Dock; Boat Slip - Assign; Maint - Comm Areas; Maint - Grounds; Maint - Roads; Management; Master Insure; No Amenities; Recreation Nearby; RV Parking; RV/Boat Storage; Street Lights; Waterfront Community; Other; See Remarks
Lot Features: Dead End; Deeded Water Rights; Gentle Sloping; Irregular Lot; Level; Rolling Slope; Secluded; Sloped; Subdivision; Wooded; None; Other; See Remarks
Lot Water Features: Boat Slip; Cove; Deeded Water Access; Deeded Water Rights; Deeded Waterfront; Dock; Lake Privileges; Water Access Comm; None
View Type: Lake; See Remarks; Water
Frontage Type: Lakefront; See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Private Road; See Remarks
Soil Evaluation: Soil Evaluation - Yes
Showing Instructions: Showing Service; None; Other
Topography: Level; Rolling; Sloped; Undeveloped; Wooded; See Remarks
Utilities: Electricity Available; None; Phone Available; Private; Sewer Not Available; Water Available; Other; See Remarks
Sewer: None
Water Source: County Water; Public

Cobra Zone:	No	**Tax Identifier:**	11h031	**Plat Page:**	159
Total City Real Estate Property Tax:	0	**PID:**	11h031	**Total Real Estate Property Taxes:**	362.72
Deed Book:	189	**Plat Book:**	PCA		
Deed Page:	190			**Special Assessments:**	0
Deferred Taxes:	No			**Tax Assessed Value:**	$37,200
				Tax Year:	2025

Marketing/Public Remarks: Check out this beautiful 0.75-acre waterfront/lakefront property in the Eagle Pointe lake community. Lot 31 is a lakefront lot with shared dock rights - the ability to add a dock slip onto an established shared dock.

This community is renowned for its excellent fishing and its scenic location near Fishing Creek. The lot slopes gently toward the lake without any dramatic drops or gullies. From the back property line, you can enjoy a stunning view of the water, which is less than 650 feet away.

Regarding dock access, Lots 31-35 are designated for a community dock. While the current structure has slips for lots 33 and 34, the owners of lots 31, 32, and 35 may add their own slips to the existing community dock pictured.

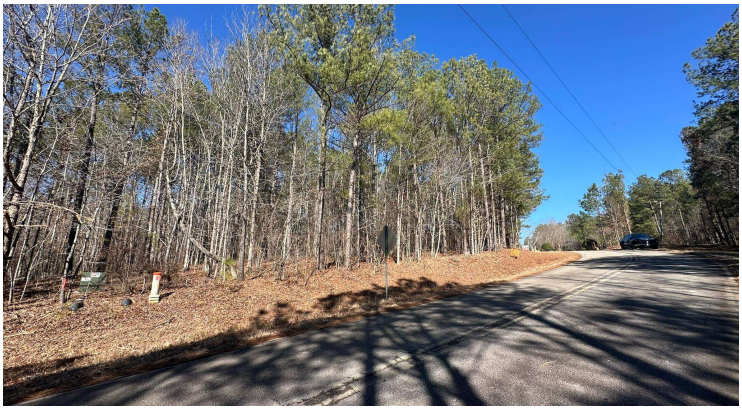
Please note that the community has an HOA with dues currently set at 375 per year. Mobile homes are not permitted. Utilities Available include Electric, Water, Phone and Fiber Internet. This lot will require a septic tank for sewer - soil survey available at the county
Legal: Eagle Pointe Subdivision Lot 31
Historical MLS Number: 551924

Directions to Property: From the Lincolnton city limits, head East out of town towards McCormick on US Highway 378. Turn Left on Georgia Highway 79. Turn Right onto Fishing Creek Estates Drive. Follow through the Fishing Creek Estates community to where the road turns into Willow Way, right before the main Eagle Pointe Entrance, the lot will be on the left hand side.

Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty













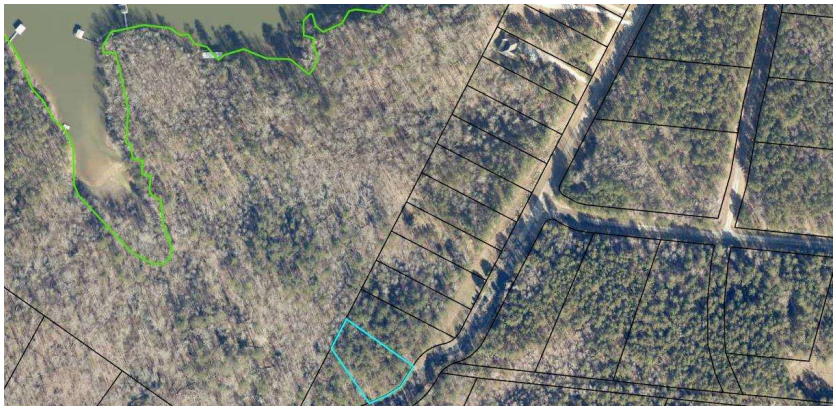













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